

RESOLUTION NO. 99-40

A RESOLUTION ACCEPTING A DEED FROM MAGUIRE LAND CORPORATION TO ST. JOHNS COUNTY FOR A RETENTION POND NEEDED FOR MAINTENANCE AND DRAINAGE PURPOSES OF ST. MARKS POND BOULEVARD AND BRONZ-GLOW WAY.

WHEREAS, May 27, 1997, the Board of County Commissioners approved an Economic Development Grant for construction of paving and drainage improvements to St. Marks Pond Boulevard and Bronz-Glow Way; and

WHEREAS, Maguire Land Corporation has executed and delivered to St. Johns County a Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for a retention pond needed for such purposes; and

WHEREAS, County ownership of the retention pond is a requirement of the State Grant in order for the County to be reimbursed for funds expended and is necessary for future road maintenance and drainage improvements.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida as follows:

Section 1. The Deed from Maguire Land Corporation to St. Johns County, attached hereto as Exhibit "A", is hereby accepted.

Section 2. The Clerk is instructed to record the Original Deed in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED this __9th__ day of __March__, 1999, by the Board of County Commissioners of St. Johns County, Florida.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Marc A. Jacalone
Marc A. Jacalone, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande
Deputy Clerk

Exhibit "A" to Resolution

This Instrument Prepared
Without Opinion of Title
Given or Requested By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN. 6-96-336

WARRANTY DEED

THIS INDENTURE, made this 25 day of September, 1998, by MAGUIRE LAND CORP., a Florida corporation ("Grantor") to ST. JOHNS COUNTY, FLORIDA, a Political Subdivision of the State of Florida, whose post office address is Post Office Drawer 349, St. Augustine, Florida 32085-0349 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

PARCEL IDENTIFICATION NO: 072470-0000

SUBJECT TO: Those matters listed on Exhibit "B" attached hereto and by reference made a part hereof.

and said Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

MAGUIRE LAND CORP., a Florida
corporation

Gloria M. Banta
Witness Gloria M. Banta
(type or print name)

By: Bruce A. Maguire
Bruce A. Maguire
Its President
Post Office Box 3741
St. Augustine, Florida 32085-3741

John D. Bailey, Jr.
Witness John D. Bailey, Jr.
(type or print name)

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 25 day of September, 1998, by Bruce A. Maguire, as President of Maguire Land Corp., a Florida corporation, on behalf of the corporation, who (L) is personally known to me or (_) has produced driver's license number _____ as identification.

Gloria M. Banta
Signature of Notary



(Name of notary, typed/printed/stamped)

Commission number: _____

Commission expires: _____

ST. MARKS INDUSTRIAL PARK - POND 1

A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH $02^{\circ}23'03''$ WEST ALONG THE WEST LINE OF SAID SECTION 5 TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 18.53 FEET; THENCE NORTH $59^{\circ}05'11''$ EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2183.24 FEET; THENCE NORTH $65^{\circ}01'28''$ EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.50 FEET; THENCE NORTH $59^{\circ}05'11''$ EAST, A DISTANCE OF 164.46 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $80^{\circ}39'24''$ EAST AND A CHORD DISTANCE OF 38.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF ST. MARKS BOULEVARD (A PROPOSED 100 FOOT RIGHT-OF-WAY); THENCE SOUTH $40^{\circ}23'59''$ EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 808.93 FEET TO THE END OF SAID ST. MARKS BOULEVARD, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRONZ-GLOW WAY (A PROPOSED 80 FOOT RIGHT-OF-WAY); THENCE NORTH $53^{\circ}06'45''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 242.69 FEET; THENCE SOUTH $36^{\circ}53'15''$ EAST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $81^{\circ}53'15''$ EAST AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $36^{\circ}53'15''$ EAST, A DISTANCE OF 162.74 FEET; THENCE SOUTH $17^{\circ}49'41''$ EAST, A DISTANCE OF 23.84 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $18^{\circ}36'09''$ WEST AND A CHORD DISTANCE OF 35.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $55^{\circ}01'58''$ WEST, A DISTANCE OF 67.23 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $84^{\circ}31'44''$ WEST AND A CHORD DISTANCE OF 38.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $44^{\circ}05'25''$ WEST, A DISTANCE OF 174.60 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 50.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $04^{\circ}30'40''$ EAST AND A CHORD DISTANCE OF 45.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $53^{\circ}06'45''$ EAST, A DISTANCE OF 95.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.75 ACRES MORE OR LESS.

EXHIBIT

"A"

TOGETHER WITH THE FOLLOWING DESCRIBED NON-EXCLUSIVE
EASEMENT FOR ACCESS AND MAINTENANCE TO THE POND
LOCATED ON THE ABOVE DESCRIBED PROPERTY.

ST. MARKS INDUSTRIAL PARK - POND ACCESS AND MAINTENANCE EASEMENT

A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 02°23'03" WEST ALONG THE WEST LINE OF SAID SECTION 5 TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 18.53 FEET; THENCE NORTH 59°05'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2183.24 FEET; THENCE NORTH 65°01'28" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.50 FEET; THENCE NORTH 59°05'11" EAST, A DISTANCE OF 164.46 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°39'24" EAST AND A CHORD DISTANCE OF 38.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF ST. MARKS BOULEVARD (A PROPOSED 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 40°23'59" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 808.93 FEET TO THE END OF SAID ST. MARKS BOULEVARD, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRONZ-GLOW WAY (A PROPOSED 80 FOOT RIGHT-OF-WAY); THENCE NORTH 53°06'45" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 147.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°06'45" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 95.22 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE EASTERLY LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 70.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°53'15" EAST AND A CHORD DISTANCE OF 63.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°53'15" EAST, A DISTANCE OF 165.26 FEET; THENCE SOUTH 17°49'41" EAST, A DISTANCE OF 26.36 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°36'09" WEST AND A CHORD DISTANCE OF 53.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°01'58" WEST, A DISTANCE OF 67.23 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 63.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING

OF NORTH 84°31'44" WEST AND A CHORD DISTANCE OF 58.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 44°05'25" WEST, A DISTANCE OF 174.60 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°30'40" EAST AND A CHORD DISTANCE OF 67.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 02°23'03" WEST ALONG THE WEST LINE OF SAID SECTION 5 TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 18.53 FEET; THENCE NORTH 59°05'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2103.24 FEET; THENCE NORTH 65°01'28" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.50 FEET; THENCE NORTH 59°05'11" EAST, A DISTANCE OF 164.46 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°39'24" EAST AND A CHORD DISTANCE OF 38.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF ST. MARKS BOULEVARD (A PROPOSED 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 40°23'59" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 808.93 FEET TO THE END OF SAID ST. MARKS BOULEVARD, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRONZ-GLOW WAY (A PROPOSED 80 FOOT RIGHT-OF-WAY); THENCE NORTH 53°06'45" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 242.69 FEET; THENCE SOUTH 36°53'15" EAST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°53'15" EAST AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°53'15" EAST, A DISTANCE OF 162.74 FEET; THENCE SOUTH 17°49'41" EAST, A DISTANCE OF 23.84 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°36'09" WEST AND A CHORD DISTANCE OF 35.63 FEET TO THE POINT OF

TANGENCY OF SAID CURVE; THENCE SOUTH 55°01'58" WEST, A DISTANCE OF 67.23 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 84°31'44" WEST AND A CHORD DISTANCE OF 38.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 44°05'25" WEST, A DISTANCE OF 174.60 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 50.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°30'40" EAST AND A CHORD DISTANCE OF 45.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°06'45" EAST, A DISTANCE OF 95.22 FEET TO THE POINT OF BEGINNING.

CONTAINING IN AGGREGATE 0.26 ACRES MORE OR LESS.

EXHIBIT "B"

1. Taxes for the year 1998 and all subsequent years.
2. Covenants, restrictions and easements of record, if any.
3. Applicable zoning and other governmental regulations.
4. The following use restriction imposed by Grantor for the benefit of Grantor and its assigns: "The Property shall be used only as a drainage/retention/detention pond and for access thereto and maintenance thereof."

MAP OF
POND EASEMENT AND 15' ACCESS EASEMENT
A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA
 (SEE ATTACHED FOR FURTHER LEGAL DESCRIPTION)

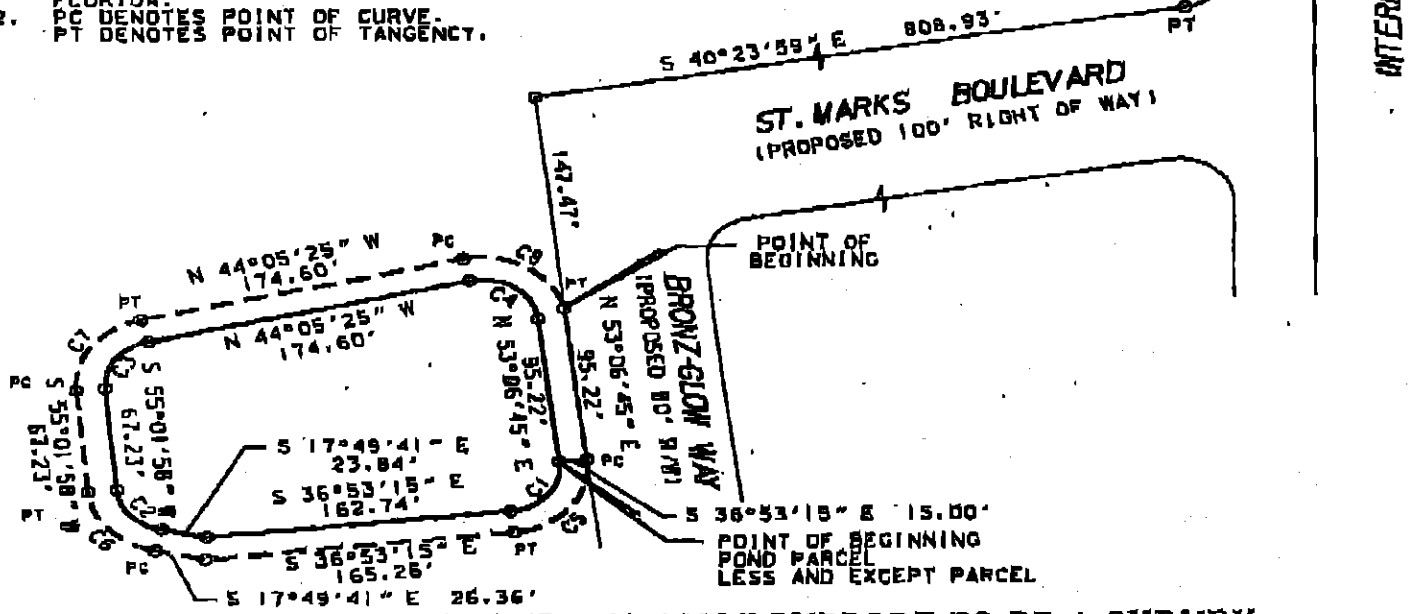
SECTION 5
 SECTION 6
 SECTION 8
 POINT OF REFERENCE
 W 02°23'03" W 18.53'
 N 59°05'11" E 2183.24'



CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	30.00'	90°00'00"	47.12'	42.43'	S 81°53'15" E
C2	30.00'	72°51'38"	38.15'	35.63'	S 18°36'09" W
C3	30.00'	80°52'37"	42.35'	38.92'	N 84°31'44" W
C4	30.00'	97°12'10"	50.90'	45.01'	N 04°30'40" E
C5	45.00'	90°00'00"	70.68'	63.64'	S 81°53'15" E
C6	45.00'	72°51'38"	57.22'	53.45'	S 18°36'09" W
C7	45.00'	80°52'37"	63.52'	58.38'	N 84°31'44" W
C8	45.00'	97°12'10"	76.34'	67.51'	N 04°30'40" E

DELTA 80°30'50"
 RADIUS 30.00'
 ARC 42.16'
 CHORD 38.77'
 S 80°39'24" E

- NOTES:
 1. BEARINGS SHOWN HEREON BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS BEING N 59°05'11" E, AS PER OFFICIAL RECORDS BOOK 819, PAGE 432 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 2. PC DENOTES POINT OF CURVE.
 PT DENOTES POINT OF TANGENCY.



THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY



I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Bessent, Hammack & Ruckman, Inc.
 Engineers • Planners • Landscape Architects • Surveyors
 1900 Corporate Square Boulevard
 Jacksonville, Florida 32216
 Phone (904) 721-2991 Fax (904) 725-0171
 Certification Number LB 6739

Brenda D. Catone
 BRENDA D. CATONE FLA. P.S.M. CERT. NO. LS 3447
 DATED: AUGUST 26, 19 98
 SCALE: 1" = 100'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER